



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

December 31, 2018

West Workshop Architects
1775 Tysons Blvd., Suite 500
McLean, Va 22102
Attn: Kurt West, AIA

Re: 108 Quincy Pl NE – Square 3522, Lot 0020 (the “Property”) -
Determination Letter (19-Z-PDRM-00014)

Dear Mr. West:

This letter is in reference to the Preliminary Design Review Meeting you had with my staff on November 7, 2018 regarding your client’s intended single-family residential development project at the Property (the “Project”). Currently there is a 3-story single family residence on the lot. This discussion is in reference to two (2) proposed scenarios:

- 1) “Scheme 01” a new 2-story accessory building (1-car garage with a dwelling unit on top); or
- 2) “Scheme 02” an outdoor parking pad for one car with a storage container above a parked car. Both scenarios are represented per the submitted schematic plans attached as “Exhibit A” and “Exhibit B”, respectively.

The Property is located in a RF-1 Zone District, and all the land abutting the Property is similarly zoned RF-1.

The Property is bounded to the east and west by similar private residential flats, and north by a public alley.

The Project will be located on the alley-side of the Property and will be 16-20ft in height as measured from the Building Height Measuring Point (“BHMP”) from the middle of the accessory building facing the main house to the top of the accessory building’s roof. The Project will **not** have a penthouse or roof deck.

In summary, at our meeting, the PDRM review team found the following:

1. Use:

As represented in the conceptual plans attached as “Scheme 01 -Exhibit A”, the Project would be a 2-story accessory building (1st floor garage space with a 2nd floor dwelling unit above the garage). Garages are permitted as a matter of right in RF zones. See Subtitle U-310.

Accessory dwelling units are permitted as a matter of right in RF zones, subject to conditions. See Subtitle U 301.1. In particular, Subtitle U 301.1(e) states that “*an accessory building constructed as a matter-of-right after January 1, 2013, and that is located within a required setback shall not be used as, or converted to, a dwelling unit for a period of five (5) years after the approval of the building permit for the accessory building, unless approved as a special exception.*” The proposed scenario found in Exhibit A would be restricted by the 5-year grace period.

It was determined that during the 5-year grace period, the space above the garage can be used as storage and have electrical and plumbing connections in the space. However, a covenant would need to be recorded for the second story space stating that the space could not be used as a dwelling unit during the 5-year period.

As represented in the conceptual plans attached as “Scheme 02 - Exhibit B”, the Project would be a carport structure (1st floor parking slab with a 2nd floor storage container above a car parked on the slab). It was discussed that even though carports are not accounted for in the new zoning regulation, they will be treated as a garage by the zoning department. Garages are permitted as a matter of right in RF zones. See Subtitle U-310.

2. Height:

Pursuant to Subtitle E 5002.1, the maximum permitted building height in RF-1 zones for accessory buildings is 20 feet. As shown in the Exhibit A, the Project height is 20'. The Exhibit B scenario has a height of 16'-6". Therefore, the proposed Project complies with the Accessory Building height requirement.

3. Lot Occupancy:

Under Subtitle E 304.1, the maximum lot occupancy for a building located in a RF-1 zone is 60%. The attached proposed plans show a maximum project size of 1000 square feet of land area (existing dwelling plus the new accessory building), which is a maximum lot occupancy of approximately 55%, therefore this lot occupancy complies with the requirement for RF-1 zones. The same data applies to the carport scenario described in the Exhibit B drawings.

4. Rear Yard:

Under Subtitle E-306.1, a rear yard of 20 ft from the main building shall be provided in RF-1 zones. Both proposed scenarios maintain a rear yard of 20ft.

5. Side Yard:

Under Subtitle 5005.1, no side yards are required for Accessory Buildings.

Conclusion

Based on the review of the attached plans and exhibits, the Project on the Property complies with the RF-1 Zone District requirements, and the Project may be permitted as a matter-of-right.

Please let me know if you have any further questions.

Best Regards,

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachment: Attachments: Floor Plans, Sections dated 11-7-18

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Zoning Technician: Shawn Gibbs

File: Det Let re 108 Quincy Pl NE to West on 12-31-2018